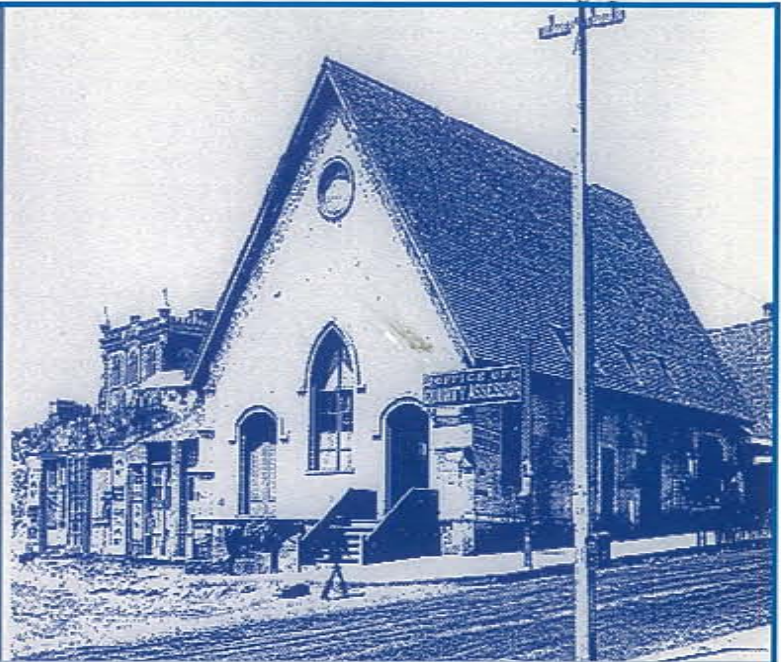


RICK AUERBACH

LOS ANGELES

COUNTY

ASSESSOR



2001 – 2002

ANNUAL

REPORT



<http://assessor@co.la.ca.us/>

# FACTORS CAUSING RECENT VALUATION CHANGES FOR LOS ANGELES COUNTY

(VALUATION FIGURES IN MILLIONS)

	1996	1997	1998	1999	2000	2001
Local Roll Value	\$507,764	\$513,178	\$528,908	\$558,529	\$595,781	\$636,109
Less All Exemptions	-23,559	-25,182	-25,848	-25,496	-26,472	-26,803
<b>NET LOCAL ROLL VALUE</b>	<b>\$484,205</b>	<b>\$487,996</b>	<b>\$503,060</b>	<b>\$533,033</b>	<b>\$569,309</b>	<b>\$609,306</b>
<b>CHANGES FROM PRIOR YEARS:</b>						
Properties Sold / Transferred	\$3,388	\$3,667	\$7,379	\$13,331	\$14,853	\$16,891
New Construction	1,827	2,187	2,483	3,126	3,944	3,566
Inflation Adjustment	3,821	6,882	6,867	6,820	8,173	9,091
Business Personal Property	1,478	2,961	3,228	1,067	3,251	3,472
Other Valuations	-1,382	-658	-418	330	1,013	621
Proposition 8 Changes/Other Adjustments	-10,058	-9,625	-3,809	4,947	6,017	6,687
<b>Subtotal</b>	<b>\$-926</b>	<b>\$5,414</b>	<b>\$15,730</b>	<b>\$29,621</b>	<b>\$37,251</b>	<b>\$40,328</b>
Corrections to Prior Rolls	-23,559	-12,645	-5,143	279	3,946	4,896
<b>Total Changes</b>	<b>\$-24,485</b>	<b>\$-7,231</b>	<b>\$10,587</b>	<b>\$29,900</b>	<b>\$41,197</b>	<b>\$45,224</b>
<b>ASSESSOR'S BUDGET:</b>	<b>\$93.365</b>	<b>\$94.348</b>	<b>\$95.482</b>	<b>\$98.326</b>	<b>\$106.515</b>	<b>\$107.903</b>



# 2001 ASSESSED VALUATION

## LOS ANGELES COUNTY <sup>(1)</sup>

<u>VALUATIONS</u>	<u>2000</u>	<u>2001</u>	<u>Amount of Change</u>	<u>Percent Change</u>
Land	\$258,199,324,271	\$278,518,334,876		
Buildings and Structures	\$279,055,270,906	\$295,592,573,543		
Business Personal Property	\$58,526,140,443	\$61,997,583,707		
<b>GROSS TOTAL</b>	<b>\$595,780,735,620</b>	<b>\$636,108,492,126</b>	<b>\$40,327,756,506</b>	<b>6.8%</b>

### LESS EXEMPTIONS

Church, Welfare, etc. <sup>(2)</sup>	\$18,407,356,514	\$18,797,927,368		
<b>Revenue-Producing Valuations</b>	<b>\$577,373,379,106</b>	<b>\$617,310,564,758</b>	<b>\$39,937,185,652</b>	<b>6.9%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$8,064,825,195	\$8,005,118,877		
<b>Net Total Revenue-Producing Valuations <sup>(4)</sup></b>	<b>\$569,308,553,911</b>	<b>\$609,305,445,881</b>	<b>\$39,996,891,970</b>	<b>7.0%</b>

### 2001 ALLOCATION OF TOTAL PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial - Industrial Parcels</u>	<u>Total No. of Parcels</u>
1,775,612	244,595	252,901	2,273,108
Business Assessments: Personal Property & Fixtures			310,014
<b>TOTAL</b>			<b>2,583,122</b>

(1) The assessed values do not include State Board of Equalization valued properties.

(2) Exemptions not reimbursed to local governments by the State of California.

(3) Exemptions reimbursed to local governments by the State of California.

(4) Valuations on which revenue is collected by Los Angeles County.

## 2001 ASSESSED VALUATION LOS ANGELES CITY <sup>(1)</sup>

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<u>VALUATIONS</u>	<u>2000</u>	<u>2001</u>	<u>Amount of Change</u>	<u>Percent Change</u>
Land	\$98,741,509,740	\$106,573,503,724		
Buildings and Structures	\$105,625,584,823	\$111,922,719,221		
Business Personal Property	\$23,133,079,922	\$24,771,696,361		
<b>GROSS TOTAL</b>	<b>\$227,500,174,485</b>	<b>\$243,267,919,306</b>	<b>\$15,767,744,821</b>	<b>6.9%</b>
<b><u>LESS EXEMPTIONS</u></b>				
Church, Welfare, etc. <sup>(2)</sup>	\$10,142,486,771	\$10,643,842,365		
<b>Revenue-Producing Valuations</b>	<b>\$217,357,687,714</b>	<b>\$232,624,076,941</b>	<b>\$15,266,389,227</b>	<b>7.0%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$2,667,788,210	\$2,645,301,759		
<b>Net Total Revenue-Producing Valuations <sup>(4)</sup></b>	<b>\$214,689,899,504</b>	<b>\$229,978,775,182</b>	<b>\$15,288,875,678</b>	<b>7.1%</b>

### 2001 ALLOCATION OF TOTAL PARCELS

<u>No. of Single Family Residential Parcels</u>	<u>No. of Residential Income Parcels</u>	<u>No. of Commercial - Industrial Parcels</u>	<u>Total No. of Parcels</u>
578,274	107,421	66,843	752,538
Business Assessments: Personal Property & Fixtures			114,666
<b>TOTAL</b>			<b>867,204</b>

(1) The assessed values do not include State Board of Equalization valued properties.

(2) Exemptions not reimbursed to local governments by the State of California.

(3) Exemptions reimbursed to local governments by the State of California.

(4) Valuations on which revenue is collected by Los Angeles County.

## **2001 ASSESSED VALUATION LONG BEACH CITY<sup>(1)</sup>**

<b><u>VALUATIONS</u></b>	<b><u>2000</u></b>	<b><u>2001</u></b>	<b><u>Amount of Change</u></b>	<b><u>Percent Change</u></b>
Land	\$10,451,681,994	\$11,321,309,438		
Buildings and Structures	\$10,936,865,440	\$11,489,653,997		
Business Personal Property	\$2,272,072,807	\$2,151,418,731		
<b>GROSS TOTAL</b>	<b>\$23,660,620,241</b>	<b>\$24,962,382,166</b>	<b>\$1,301,761,925</b>	<b>5.5%</b>
<b><u>LESS EXEMPTIONS</u></b>				
Church, Welfare, etc. <sup>(2)</sup>	\$725,199,606	\$608,485,732		
<b>Revenue-Producing Valuations</b>	<b>\$22,935,420,635</b>	<b>\$24,353,896,434</b>	<b>\$1,418,475,799</b>	<b>6.2%</b>
Homeowners' Exemptions <sup>(3)</sup>	\$361,999,564	\$358,078,321		
<b>Net Total Revenue-Producing Valuations <sup>(4)</sup></b>	<b>\$22,573,421,071</b>	<b>\$23,995,818,113</b>	<b>\$1,422,397,042</b>	<b>6.3%</b>

### **2001 ALLOCATION OF TOTAL PARCELS**

<b><u>No. of Single Family Residential Parcels</u></b>	<b><u>No. of Residential Income Parcels</u></b>	<b><u>No. of Commercial - Industrial Parcels</u></b>	<b><u>Total No. of Parcels</u></b>
75,858	17,326	12,047	105,231
Business Assessments: Personal Property & Fixtures			15,005
<b>TOTAL</b>			<b>120,236</b>

(1) The assessed values do not include State Board of Equalization valued properties.

(2) Exemptions not reimbursed to local governments by the State of California.

(3) Exemptions reimbursed to local governments by the State of California.

(4) Valuations on which revenue is collected by Los Angeles County.

## **RANKING AMONG THE 20 HIGHEST VALUED CITIES IN LOS ANGELES COUNTY**

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	<b>CITY</b>	<b>2001 Assessed Valuation (Value in Billions)</b>	<b>Total Assessments *</b>
1.	LOS ANGELES	\$232.624	867,204
2.	LONG BEACH	\$ 24.354	120,236
3.	TORRANCE	\$ 15.124	46,296
4.	GLENDALE	\$ 13.784	48,415
5.	SANTA MONICA	\$ 13.568	28,974
6.	BEVERLY HILLS	\$ 11.876	14,193
7.	SANTA CLARITA	\$ 11.464	54,301
8.	PASADENA	\$ 11.359	42,160
9.	BURBANK	\$ 10.711	32,360
10.	CARSON	\$ 9.404	26,807
11.	EL SEGUNDO	\$ 7.406	6,553
12.	REDONDO BEACH	\$ 6.974	23,747
13.	MANHATTAN BEACH	\$ 6.365	14,091
14.	ARCADIA	\$ 5.858	18,060
15.	RANCHO PALOS VERDES	\$ 5.701	15,753
16.	POMONA	\$ 5.264	34,324
17.	PALMDALE	\$ 5.251	42,843
18.	WEST COVINA	\$ 5.199	27,953
19.	DOWNEY	\$ 5.155	26,079
20.	MALIBU	\$ 5.033	7,336

\* Composite of Real Property Parcels and Business Assessments.

# LOS ANGELES COUNTY NET ASSESSED VALUATION<sup>(1)</sup>

(EXCLUSIVE OF PUBLIC UTILITY VALUATIONS)

(VALUE IN BILLIONS)

	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997 (2)</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>
LOS ANGELES COUNTY NET TOTAL	\$497.011	\$486.811	\$484.205	\$487.996	\$503.060	\$533.033	\$569.309	\$609.306
CHANGE IN VALUE	\$6.249	\$-10.199	\$-2.606	\$3.791	\$15.064	\$29.973	\$36.275	\$39.997
PERCENT CHANGE	1.3%	-2.1%	-0.5%	0.8%	3.1%	6.0%	6.8%	7.0%

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(1) All values are exclusive of all exemptions.

(2) 1997 reflects a shortened work year due to the change of the lien date.

**LOS ANGELES COUNTY - DISTRIBUTION OF VALUE BY PROPERTY TYPE**  
**TOTAL COUNTY VALUATION <sup>(1)</sup>**  
(VALUE IN BILLIONS)

YEAR	TOTAL ROLL MARKET VALUE	SINGLE FAMILY RESIDENTIAL VALUE	PERCENT OF TOTAL ROLL	RESIDENTIAL INCOME VALUE	PERCENT OF TOTAL ROLL	COMMERCIAL - INDUSTRIAL VALUE	PERCENT OF TOTAL ROLL
1975	\$83.2	\$33.2	39.9%	\$11.2	13.5%	\$38.8	46.6%
1976	\$97.2	\$40.8	42.0%	\$15.2	15.6%	\$41.2	42.4%
1977	\$105.6	\$44.8	42.4%	\$16.4	15.5%	\$44.4	42.1%
1978	\$109.2	\$45.2	41.4%	\$16.0	14.7%	\$48.0	43.9%
1978 ADJ.(2)	\$119.2	\$52.0	43.6%	\$18.0	15.1%	\$49.2	41.3%
1979	\$134.4	\$60.4	44.9%	\$20.4	15.2%	\$53.6	39.9%
1980 (3)	\$150.0	\$71.2	47.5%	\$22.8	15.2%	\$56.0	37.3%
1981	\$170.1	\$82.0	48.2%	\$24.7	14.5%	\$63.4	37.3%
1982	\$190.3	\$90.8	47.7%	\$26.4	13.9%	\$73.1	38.4%
1983	\$203.7	\$97.2	47.7%	\$27.6	13.5%	\$78.9	38.8%
1984	\$223.8	\$105.9	47.3%	\$29.8	13.3%	\$88.1	39.4%
1985	\$245.2	\$115.7	47.2%	\$32.7	13.3%	\$96.8	39.5%
1986	\$266.6	\$125.5	47.1%	\$35.7	13.4%	\$105.4	39.5%
1987	\$298.7	\$138.8	46.5%	\$40.6	13.6%	\$119.3	39.9%
1988	\$330.2	\$153.2	46.4%	\$46.0	13.9%	\$131.0	39.7%
1989	\$369.5	\$175.1	47.4%	\$51.7	14.0%	\$142.7	38.6%
1990	\$412.8	\$200.3	48.5%	\$57.5	13.9%	\$155.0	37.6%
1991	\$452.8	\$222.2	49.1%	\$62.3	13.7%	\$168.3	37.2%
1992	\$480.5	\$237.6	49.5%	\$65.5	13.6%	\$177.4	36.9%
1993	\$490.8	\$241.7	49.3%	\$67.5	13.7%	\$181.6	37.0%
1994	\$497.0	\$249.2	50.1%	\$67.1	13.5%	\$180.7	36.4%
1995	\$486.8	\$251.1	51.6%	\$64.4	13.2%	\$171.3	35.2%
1996	\$484.2	\$255.0	52.6%	\$62.7	13.0%	\$166.5	34.4%
1997 (4)	\$488.0	\$258.6	53.0%	\$62.1	12.7%	\$167.3	34.3%
1998	\$503.2	\$268.8	53.4%	\$62.8	12.5%	\$171.6	34.1%
1999	\$533.3	\$286.2	53.7%	\$66.2	12.4%	\$180.9	33.9%
2000	\$569.6	\$306.6	53.8%	\$70.5	12.4%	\$192.5	33.8%
2001	\$609.3	\$329.5	54.1%	\$75.2	12.3%	\$204.6	33.6%

(1) ALL VALUES INCLUDE CONSULATE AND PIPELINE VALUES, BUT ARE EXCLUSIVE OF EXEMPTIONS AND PUBLIC UTILITY VALUES.

(2) AFTER PROPOSITION 13, THE ORIGINAL ROLL WAS ADJUSTED TO REFLECT CHANGES FOR 1975-78.

(3) BUSINESS INVENTORY BECAME 100% EXEMPT.

(4) REFLECTS A SHORTENED WORK YEAR DUE TO THE CHANGE OF THE LIEN DATE.



# LOS ANGELES COUNTY 2001 ASSESSED VALUES

## CITIES AND UNINCORPORATED AREAS <sup>(1)</sup>

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE FAMILY RESIDENTIAL PARCELS	RESIDENTIAL INCOME PARCELS	COMMERCIAL - INDUSTRIAL PARCELS	TOTAL PARCELS
	2000	2001						
AGOURA HILLS	\$2,395,818,284	\$2,541,775,815	\$145,957,531	6.1%	7,132	11	379	7,522
ALHAMBRA	\$3,917,407,790	\$4,105,204,678	\$187,796,888	4.8%	13,353	3,670	1,349	18,372
ARCADIA	\$5,379,708,541	\$5,857,617,323	\$477,908,782	8.9%	13,914	980	995	15,889
ARTESIA	\$700,517,912	\$739,855,143	\$39,337,231	5.6%	3,202	257	488	3,947
AVALON	\$385,061,108	\$422,369,715	\$37,308,607	9.7%	948	251	464	1,663
AZUSA	\$1,708,160,586	\$1,806,278,297	\$98,117,711	5.7%	7,317	758	1,170	9,245
BALDWIN PARK	\$2,077,745,493	\$2,225,374,755	\$147,629,262	7.1%	12,581	882	1,116	14,579
BELL	\$844,679,714	\$886,758,721	\$42,079,007	5.0%	2,153	1,559	530	4,242
BELL GARDENS	\$843,447,622	\$881,160,992	\$37,713,370	4.5%	1,384	2,078	666	4,128
BELLFLOWER	\$2,356,458,946	\$2,489,884,513	\$133,425,567	5.7%	9,603	1,877	1,500	12,980
BEVERLY HILLS	\$10,975,810,063	\$11,875,764,797	\$899,954,734	8.2%	7,635	1,184	945	9,764
BRADBURY	\$209,452,902	\$222,703,952	\$13,251,050	6.3%	386	5	14	405
BURBANK	\$10,238,617,132	\$10,711,351,039	\$472,733,907	4.6%	21,096	3,313	3,038	27,447
CALABASAS	\$3,208,817,999	\$3,417,259,201	\$208,441,202	6.5%	7,301	10	232	7,543
CARSON	\$8,788,808,809	\$9,403,577,467	\$614,768,658	7.0%	20,019	616	2,967	23,602
CERRITOS	\$4,426,718,378	\$4,646,034,072	\$219,315,694	5.0%	15,109	23	589	15,721
CLAREMONT	\$1,952,390,523	\$2,099,849,178	\$147,458,655	7.6%	8,799	298	490	9,587
COMMERCE	\$2,826,568,788	\$2,971,268,748	\$144,699,960	5.1%	1,637	515	1,424	3,576
COMPTON	\$2,863,834,390	\$2,989,082,281	\$125,247,891	4.4%	15,352	2,152	2,276	19,780
COVINA	\$2,401,372,530	\$2,568,113,838	\$166,741,308	6.9%	10,302	639	1,319	12,260
CUDAHY	\$383,339,629	\$410,605,742	\$27,266,113	7.1%	714	774	239	1,727
CULVER CITY	\$4,095,759,559	\$4,385,051,273	\$289,291,714	7.1%	10,364	1,488	1,629	13,481
DIAMOND BAR	\$4,125,549,524	\$4,357,664,223	\$232,114,699	5.6%	17,268	23	590	17,881

# LOS ANGELES COUNTY 2001 ASSESSED VALUES

## CITIES AND UNINCORPORATED AREAS <sup>(1)</sup>

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE FAMILY RESIDENTIAL PARCELS	RESIDENTIAL INCOME PARCELS	COMMERCIAL - INDUSTRIAL PARCELS	TOTAL PARCELS
	2000	2001						
DOWNEY	\$4,866,366,761	\$5,155,100,624	\$288,733,863	5.9%	19,563	2,038	1,295	22,896
DUARTE	\$1,054,805,762	\$1,109,527,067	\$54,721,305	5.2%	5,495	74	332	5,901
EL MONTE	\$3,316,355,287	\$3,487,896,191	\$171,540,904	5.2%	12,189	2,929	2,192	17,310
EL SEGUNDO	\$6,552,037,171	\$7,406,143,759	\$854,106,588	13.0%	3,273	797	847	4,917
GARDENA	\$2,745,824,952	\$2,929,549,970	\$183,725,018	6.7%	10,153	1,791	1,826	13,770
GLENDALE	\$12,867,350,734	\$13,783,500,825	\$916,150,091	7.1%	33,149	5,953	3,585	42,687
GLENDORA	\$2,927,828,289	\$3,101,612,358	\$173,784,069	5.9%	13,762	485	1,225	15,472
HAWAIIAN GARDENS	\$358,422,756	\$378,780,458	\$20,357,702	5.7%	1,790	456	291	2,537
HAWTHORNE	\$2,995,624,447	\$3,194,910,184	\$199,285,737	6.7%	7,432	3,029	1,323	11,784
HERMOSA BEACH	\$2,189,260,184	\$2,399,546,135	\$210,285,951	9.6%	4,653	1,572	489	6,714
HIDDEN HILLS	\$589,341,231	\$647,598,400	\$58,257,169	9.9%	699	1	9	709
HUNTINGTON PARK	\$1,516,717,769	\$1,592,891,135	\$76,173,366	5.0%	3,734	2,376	1,302	7,412
INDUSTRY	\$3,871,591,542	\$4,184,164,799	\$312,573,257	8.1%	27	5	1,399	1,431
INGLEWOOD	\$3,995,081,367	\$4,152,582,003	\$157,500,636	3.9%	14,002	4,581	1,963	20,546
IRWINDALE	\$1,115,940,149	\$1,210,053,527	\$94,113,378	8.4%	281	29	596	906
LA CANADA-FLINTRIDGE	\$2,902,555,622	\$3,107,981,426	\$205,425,804	7.1%	7,262	75	316	7,653
LA HABRA HEIGHTS	\$641,907,815	\$681,401,508	\$39,493,693	6.2%	2,101	24	32	2,157
LA MIRADA	\$3,163,643,278	\$3,352,399,822	\$188,756,544	6.0%	13,329	59	485	13,873
LA PUENTE	\$956,145,547	\$1,019,831,840	\$63,686,293	6.7%	6,880	218	444	7,542
LA VERNE	\$1,950,518,237	\$2,072,114,184	\$121,595,947	6.2%	7,994	346	1,321	9,661
LAKEWOOD	\$4,025,595,916	\$4,275,149,037	\$249,553,121	6.2%	22,810	685	448	23,943
LANCASTER	\$4,394,709,171	\$4,685,614,610	\$290,905,439	6.6%	33,104	999	8,634	42,737
LAWNDALE	\$982,850,442	\$1,046,671,389	\$63,820,947	6.5%	2,963	2,223	528	5,714

# LOS ANGELES COUNTY 2001 ASSESSED VALUES

## CITIES AND UNINCORPORATED AREAS <sup>(1)</sup>

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE FAMILY RESIDENTIAL PARCELS	RESIDENTIAL INCOME PARCELS	COMMERCIAL - INDUSTRIAL PARCELS	TOTAL PARCELS
	2000	2001						
LOMITA	\$1,020,939,133	\$1,089,457,351	\$68,518,218	6.7%	3,793	797	544	5,134
LONG BEACH	\$22,935,420,635	\$24,353,896,434	\$1,418,475,799	6.2%	75,858	17,326	12,047	105,231
LOS ANGELES	217,357,687,714	232,624,076,941	15,266,389,227	7.0%	578,274	107,421	66,843	752,538
LYNWOOD	\$1,506,959,346	\$1,588,035,352	\$81,076,006	5.4%	7,340	1,818	1,068	10,226
MALIBU	\$4,518,077,849	\$5,032,836,126	\$514,758,277	11.4%	6,146	209	387	6,742
MANHATTAN BEACH	\$5,806,345,323	\$6,365,173,427	\$558,828,104	9.6%	10,563	1,638	493	12,694
MAYWOOD	\$530,092,082	\$544,828,604	\$14,736,522	2.8%	1,655	1,303	408	3,366
MONROVIA	\$2,191,308,120	\$2,342,628,980	\$151,320,860	6.9%	7,373	1,631	1,038	10,042
MONTEBELLO	\$2,870,559,811	\$2,936,046,087	\$65,486,276	2.3%	9,828	1,602	1,245	12,675
MONTEREY PARK	\$3,137,289,900	\$3,332,398,295	\$195,108,395	6.2%	13,106	1,500	1,050	15,656
NORWALK	\$3,275,850,597	\$3,520,131,073	\$244,280,476	7.5%	21,502	503	1,244	23,249
PALMDALE	\$4,880,078,080	\$5,250,781,134	\$370,703,054	7.6%	34,297	436	5,557	40,290
PALOS VERDES ESTATES	\$2,941,853,689	\$3,150,364,323	\$208,510,634	7.1%	5,138	28	65	5,231
PARAMOUNT	\$1,778,141,782	\$1,862,309,375	\$84,167,593	4.7%	5,854	1,474	1,728	9,056
PASADENA	\$10,739,836,878	\$11,358,985,957	\$619,149,079	5.8%	28,874	4,193	3,269	36,336
PICO RIVERA	\$2,228,941,990	\$2,307,870,995	\$78,929,005	3.5%	13,060	446	1,031	14,537
POMONA	\$5,034,495,761	\$5,263,601,708	\$229,105,947	4.6%	25,340	2,246	3,358	30,944
RANCHO PALOS VERDES	\$5,361,358,232	\$5,700,990,249	\$339,632,017	6.3%	15,029	41	142	15,212
REDONDO BEACH	\$6,459,793,223	\$6,973,928,161	\$514,134,938	8.0%	16,585	2,506	908	19,999
ROLLING HILLS	\$714,330,754	\$766,765,853	\$52,435,099	7.3%	756	0	6	762
ROLLING HILLS ESTATES	\$1,432,620,934	\$1,554,235,124	\$121,614,190	8.5%	3,026	1	188	3,215
ROSEMEAD	\$1,849,537,055	\$1,943,665,189	\$94,128,134	5.1%	7,563	2,073	869	10,505
SAN DIMAS	\$2,444,922,570	\$2,591,252,884	\$146,330,314	6.0%	9,321	203	1,094	10,618

# LOS ANGELES COUNTY 2001 ASSESSED VALUES

## CITIES AND UNINCORPORATED AREAS <sup>(1)</sup>

AGENCY	ASSESSED VALUATION		AMOUNT OF CHANGE	PERCENT CHANGE	SINGLE FAMILY RESIDENTIAL PARCELS	RESIDENTIAL INCOME PARCELS	COMMERCIAL - INDUSTRIAL PARCELS	TOTAL PARCELS
	2000	2001						
SAN FERNANDO	\$834,589,673	\$890,248,896	\$55,659,223	6.7%	3,813	502	714	5,029
SAN GABRIEL	\$1,944,648,179	\$2,074,440,534	\$129,792,355	6.7%	7,156	1,070	1,040	9,266
SAN MARINO	\$2,372,885,217	\$2,529,660,049	\$156,774,832	6.6%	4,540	1	174	4,715
SANTA CLARITA	\$10,661,691,434	\$11,464,287,027	\$802,595,593	7.5%	44,061	440	3,626	48,127
SANTA FE SPRINGS	\$3,453,977,079	\$3,701,806,041	\$247,828,962	7.2%	3,396	51	2,127	5,574
SANTA MONICA	\$12,359,792,214	\$13,568,275,719	\$1,208,483,505	9.8%	16,106	4,231	2,331	22,668
SIERRA MADRE	\$848,461,184	\$902,971,201	\$54,510,017	6.4%	3,519	352	193	4,064
SIGNAL HILL	\$952,822,764	\$1,029,032,476	\$76,209,712	8.0%	2,364	611	1,291	4,266
SOUTH EL MONTE	\$1,040,106,320	\$1,097,464,692	\$57,358,372	5.5%	2,363	444	1,597	4,404
SOUTH GATE	\$2,950,513,149	\$3,112,890,799	\$162,377,650	5.5%	10,821	3,324	1,852	15,997
SOUTH PASADENA	\$1,804,685,389	\$1,917,318,097	\$112,632,708	6.2%	5,445	984	420	6,849
TEMPLE CITY	\$1,728,053,545	\$1,863,654,523	\$135,600,978	7.8%	8,342	947	484	9,773
TORRANCE	\$14,166,455,431	\$15,123,849,839	\$957,394,408	6.8%	33,909	2,082	2,733	38,724
VERNON	\$2,625,938,281	\$2,715,064,366	\$89,126,085	3.4%	4	1	1,434	1,439
WALNUT	\$2,304,595,520	\$2,407,321,438	\$102,725,918	4.5%	8,470	11	228	8,709
WEST COVINA	\$4,916,625,208	\$5,198,793,519	\$282,168,311	5.7%	24,100	497	853	25,450
WEST HOLLYWOOD	\$3,520,700,485	\$3,936,203,509	\$415,503,024	11.8%	6,090	2,119	950	9,159
WESTLAKE VILLAGE	\$1,580,305,953	\$1,695,019,627	\$114,713,674	7.3%	3,239	197	178	3,614
WHITTIER	\$4,200,368,428	\$4,453,047,164	\$252,678,736	6.0%	18,258	2,113	1,443	21,814

## LOS ANGELES COUNTY 2001 ASSESSED VALUES CITIES AND UNINCORPORATED AREAS <sup>(1)</sup>

TOTAL INCORPORATED AREAS	\$532,370,177,562	\$569,125,236,152	\$36,755,058,590	6.9%	1,540,491	223,480	183,541	1,947,512
TOTAL UNINCORPORATED AREAS	\$45,003,201,544	\$48,185,328,606	\$3,182,127,062	14.7%	235,121	21,115	69,360	325,596
TOTAL LOS ANGELES COUNTY	\$577,373,379,106	\$617,310,564,758	\$39,937,185,652	6.9%	1,775,612	244,595	252,901	2,273,108

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(1) THE ASSESSED VALUES DO NOT INCLUDE STATE BOARD OF EQUALIZATION VALUED PROPERTIES (PRIMARILY PUBLIC UTILITIES), OR EXEMPT PROPERTIES (SUCH AS CHURCHES, HOSPITALS AND SCHOOLS) FOR WHICH THERE IS NO STATE REIMBURSEMENT. THEY DO INCLUDE THE HOMEOWNERS' EXEMPTIONS WHICH ARE REIMBURSED BY THE STATE.

# CITIES WITH THE GREATEST MAGNITUDE OF CHANGE

City	Percent Change	Comments
EL SEGUNDO	+13.0%	Fueled by the continued success of the film industry and support infrastructure, El Segundo has experienced increased value in the commercial sector of the real estate market. Increased values for changes of ownership and adjustments to parcels previously reduced under Proposition 8, particularly in the commercial sector, have led to another year of double-digit growth.
WEST HOLLYWOOD	+11.8%	A protracted effort by city officials to redevelop West Hollywood has created an appealing climate where small retail, business and service establishments have flourished. Combined with limited supply, this greater demand for commercial properties has increased the value of the commercial sector. The response to the redevelopment effort has attracted buyers for the single family sector who desire to live in the community.
MALIBU	+11.4%	This famous beach community continues to experience a high demand for luxury, single family homes. This demand has outpaced the supply of newly constructed residences, creating a demand for existing single family residences.
HIDDEN HILLS	+9.9%	This gated community of equestrian-zoned, luxury, single family residences continues to experience significant demand. This has resulted in increased values for the resale of existing single family residences and modest gains in new construction starts.
SANTA MONICA	+9.8%	Investment in this beach community has continued with the construction of the Water Garden, Arboretum Gateway, and Arboretum Plaza office buildings. Consequently, business personal property values have experienced growth over the prior year. Furthermore, strong demand for housing has fueled a robust response in the single family sector, generating increased values for the single family, residential income, and condominium markets.
AVALON	+9.7%	The city of Avalon continued to enjoy the prosperity of the last economic recovery posting significant gains in values to the resale of existing homes, and the restoration of values previously reduced under Proposition 8.
MANHATTAN BEACH	+9.6%	Manhattan Beach has continued to flourish. Companies supplying digital, audio, and technical support to the independent

*The above comments do not represent a comprehensive, in-depth analysis. The general trends expressed here offer only a partial insight for possible value changes.*



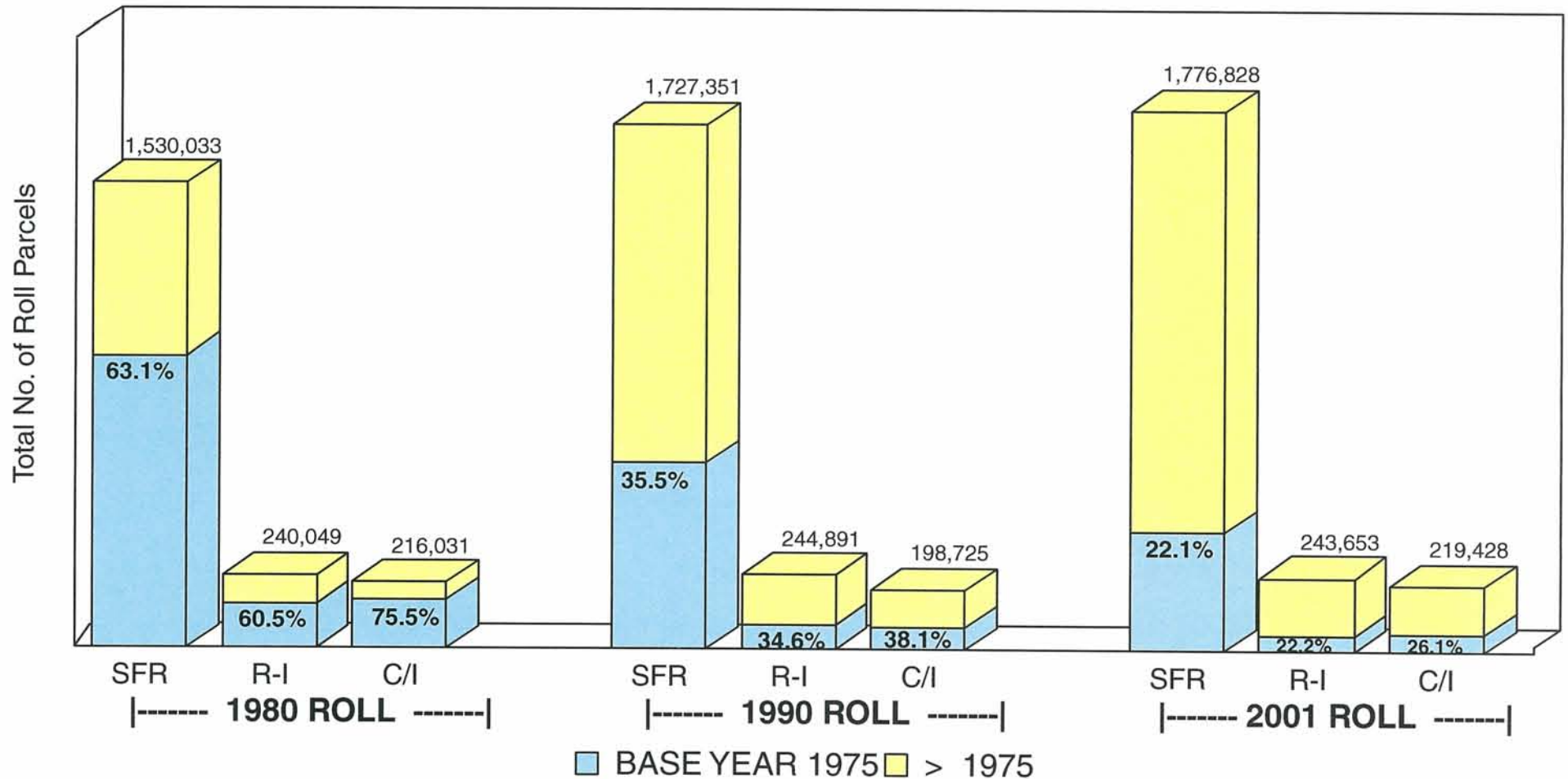
# CITIES WITH THE GREATEST MAGNITUDE OF CHANGE

City	Percent Change	Comments
		studios continue to bring highly skilled artisans into the area. Financial and technical companies have brought skilled professionals with tremendous purchasing power. Demands for housing and commercial workspace continue to exceed supply, resulting in elevated values for the resale of commercial and residential properties.
HERMOSA BEACH	+9.6%	Benefiting from its close proximity to the independent film studios in the surrounding areas, Hermosa Beach has become a highly desirable location for residential property. The resale of existing single family housing and the restoration of Proposition 8 values have resulted in significant increases in the values of Hermosa Beach. Furthermore, higher density has made Hermosa Beach an attractive area for more affordable beach housing.
ARCADIA	+8.9%	Arcadia, historically considered a desirable family community with fine schools and location, continues to post significant gains in the values of the single family residential sector. New construction in the city remains strong. In addition, the resale of existing single family homes, along with the restoration of values from Proposition 8 adjustments made in prior years, resulted in a strong increase in value.
ROLLING HILLS ESTATES	+8.5%	This community located on the Palos Verdes Peninsula continues to experience tremendous growth in the luxury residential sector. New construction of luxury homes continues at a robust level, yet has been unable to keep pace with the demand for luxury, equestrian-zoned properties.

*The above comments do not represent a comprehensive, in-depth analysis. The general trends expressed here offer only a partial insight for possible value changes.*

# 1975 BASE YEAR ROLL PARCELS

Single Family (SFR), Residential Income (R-I),  
Commercial-Industrial (C-I)

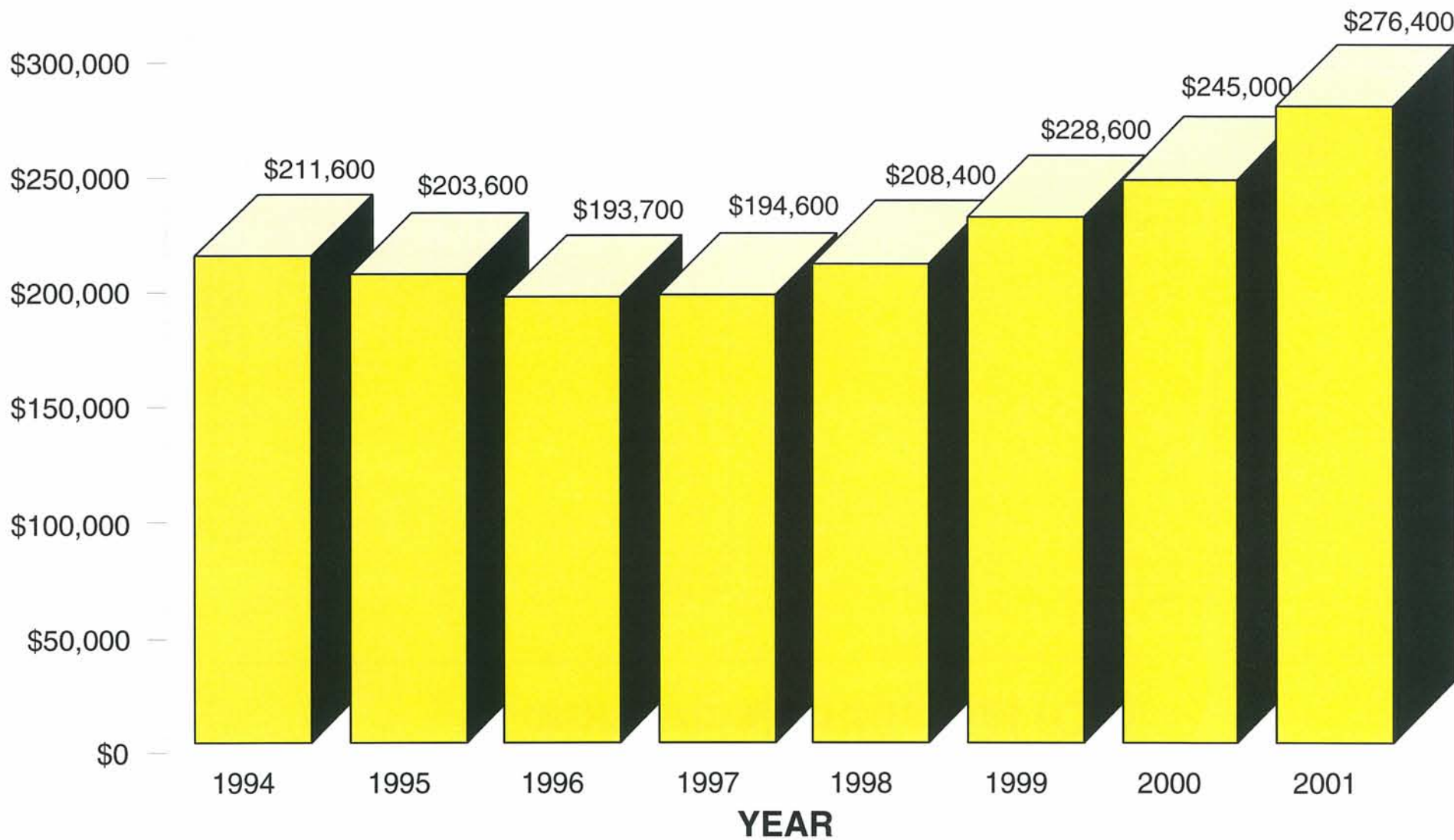


NOTE: These statistics are derived from a different data base than the cities listing and do not include Cross Reference Roll parcels.

# ***AVERAGE SINGLE FAMILY RESIDENTIAL MARKET VALUE***

## **BY YEAR IN LOS ANGELES COUNTY**

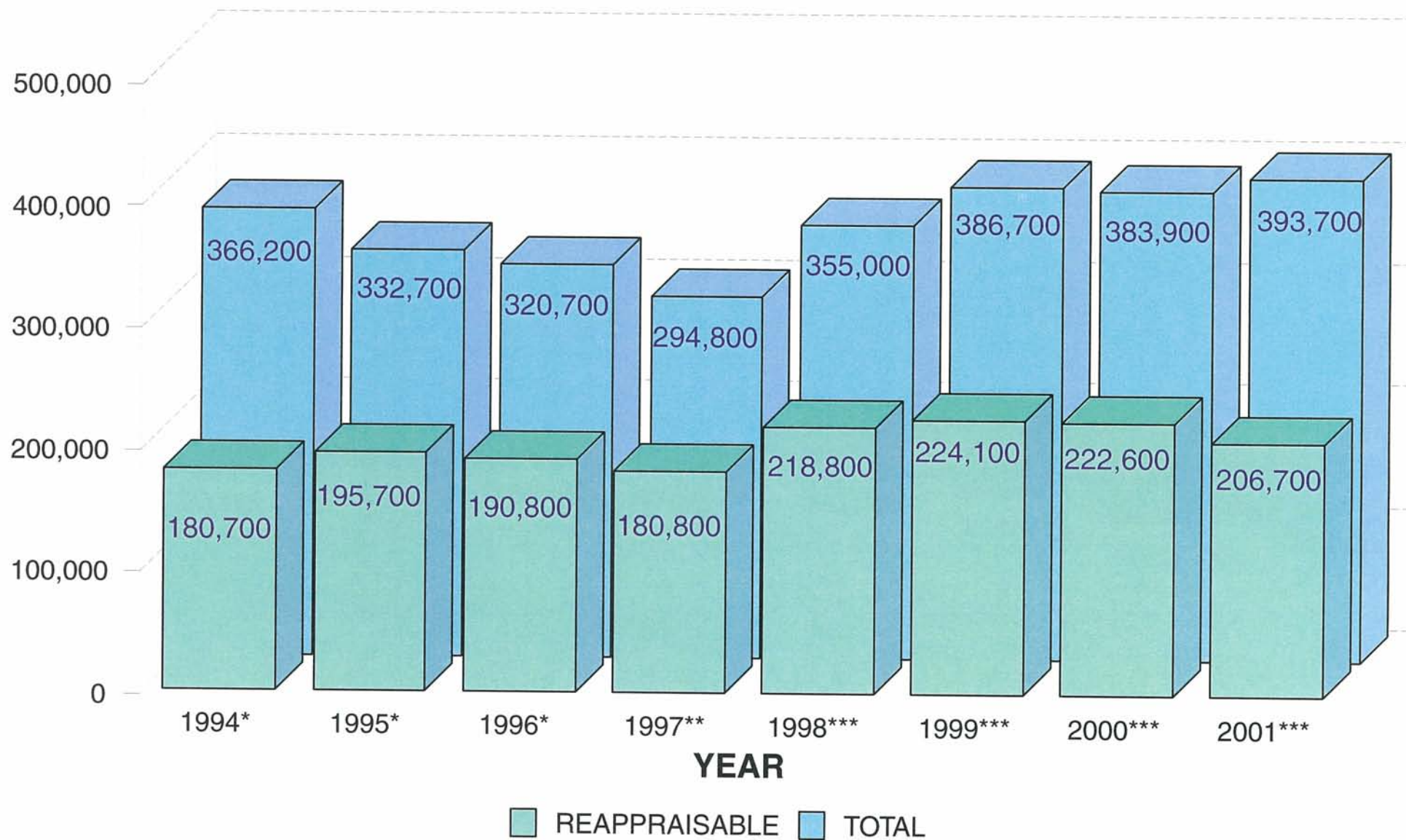
**VALUE**



# TOTAL NUMBER OF PROPERTY TRANSFERS

## IN LOS ANGELES COUNTY

TRANSFERS



\*1994 - 1996 REPRESENTS THE ASSESSMENT YEAR OF MARCH THROUGH FEBRUARY.

\*\*1997 REFLECTS A SHORTENED ASSESSMENT WORK YEAR.

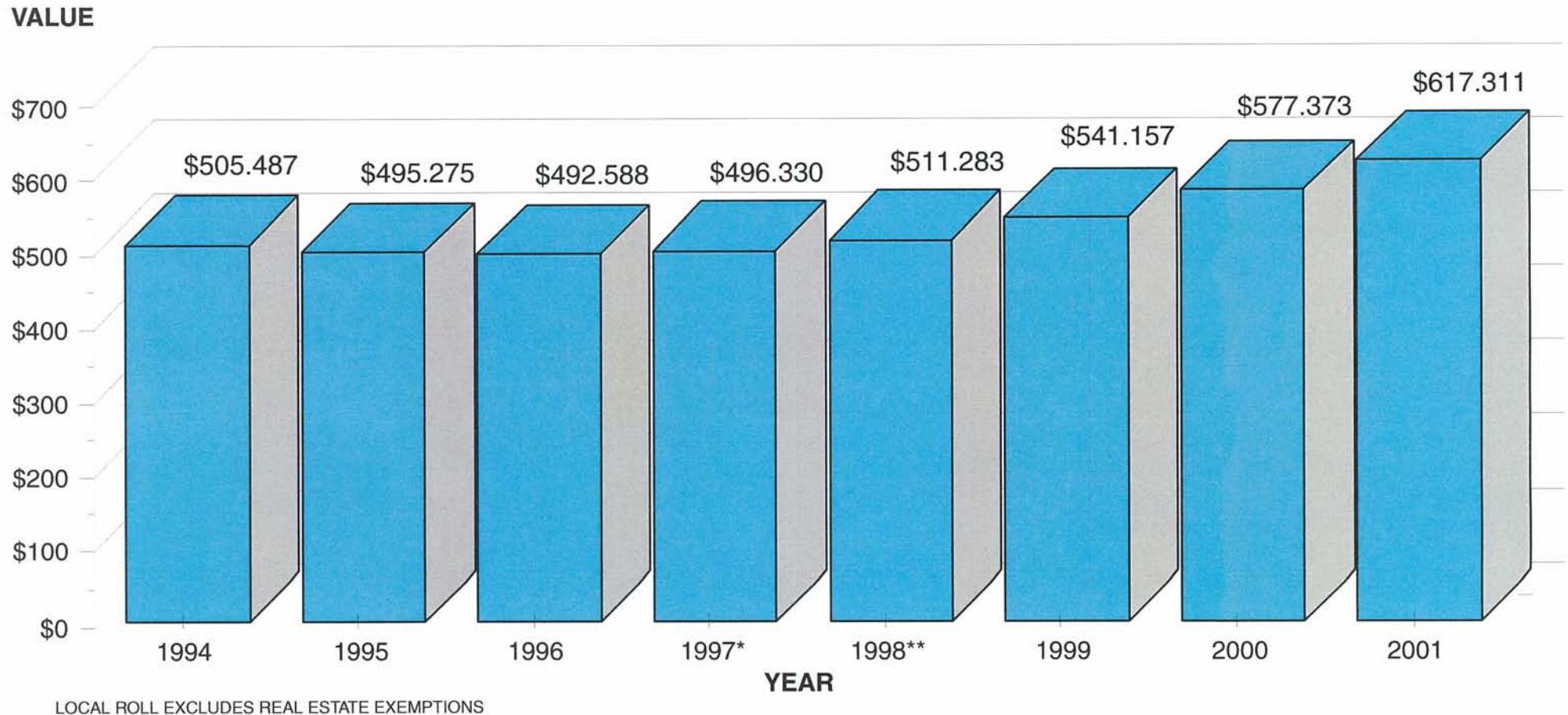
\*\*\*1998 THROUGH 2001 REPRESENTS THE NEW ASSESSMENT YEAR OF JANUARY THROUGH DECEMBER.



# LOS ANGELES COUNTY

## ***GRAND TOTAL LOCAL ROLL***

(VALUE IN BILLIONS)



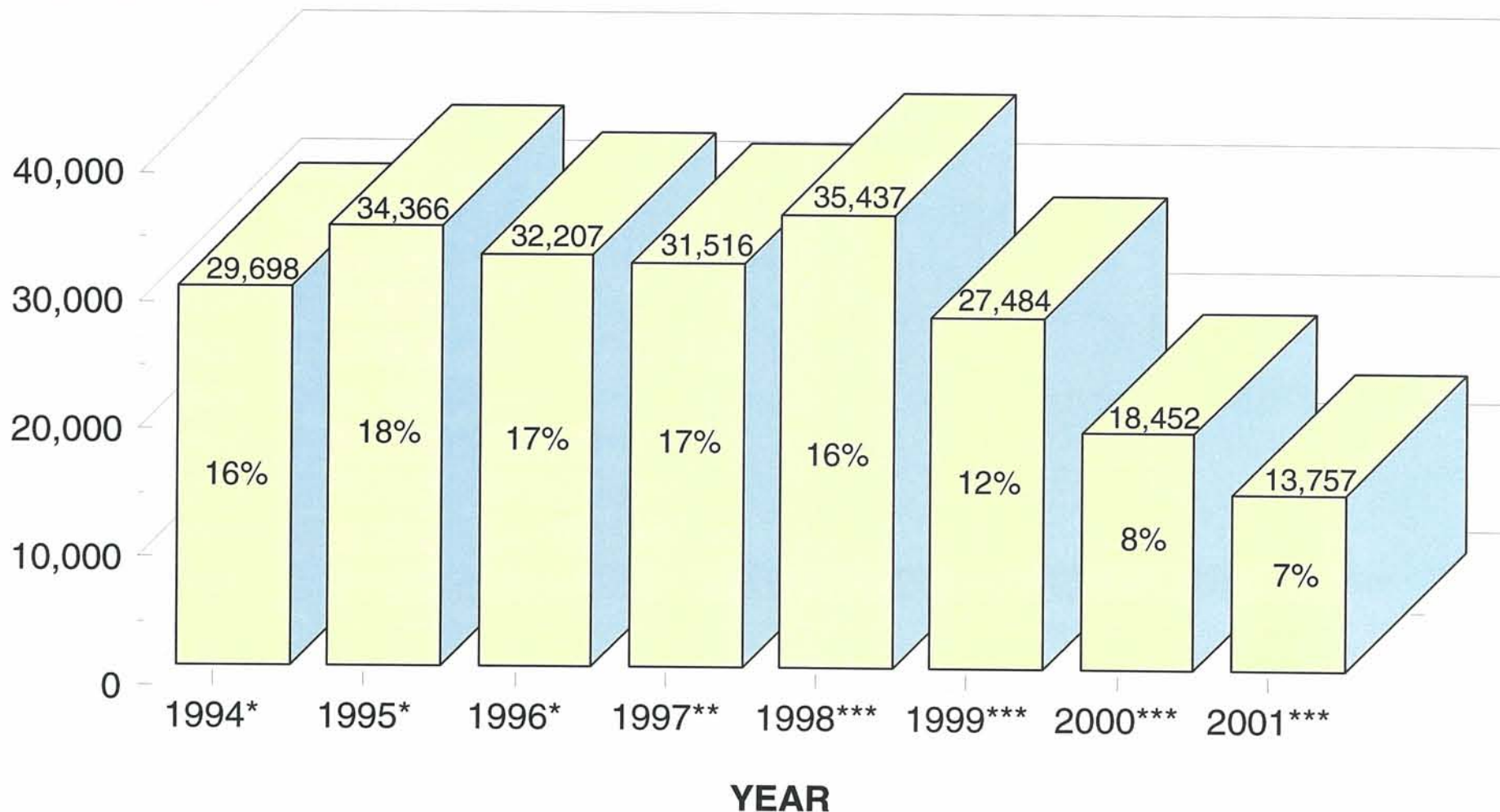
\*1997 REFLECTS A 10-MONTH ASSESSMENT YEAR DUE TO THE LIEN DATE CHANGE (FROM MARCH 1 TO JANUARY 1).

\*\*1998 REFLECTS THE NEW ASSESSMENT YEAR OF JANUARY THROUGH DECEMBER.

# FORECLOSURES IN LOS ANGELES COUNTY

(REPRESENTED AS A TOTAL NUMBER AND AS A PERCENTAGE OF EACH YEAR'S REAPPRAISABLE TRANSFERS)

## FILINGS PER YEAR



\*1994 - 1996 REPRESENTS THE ASSESSMENT YEAR OF MARCH THROUGH FEBRUARY.

\*\*1997 REPRESENTS A SHORTENED WORK YEAR DUE TO THE CHANGE IN THE LIEN DATE.

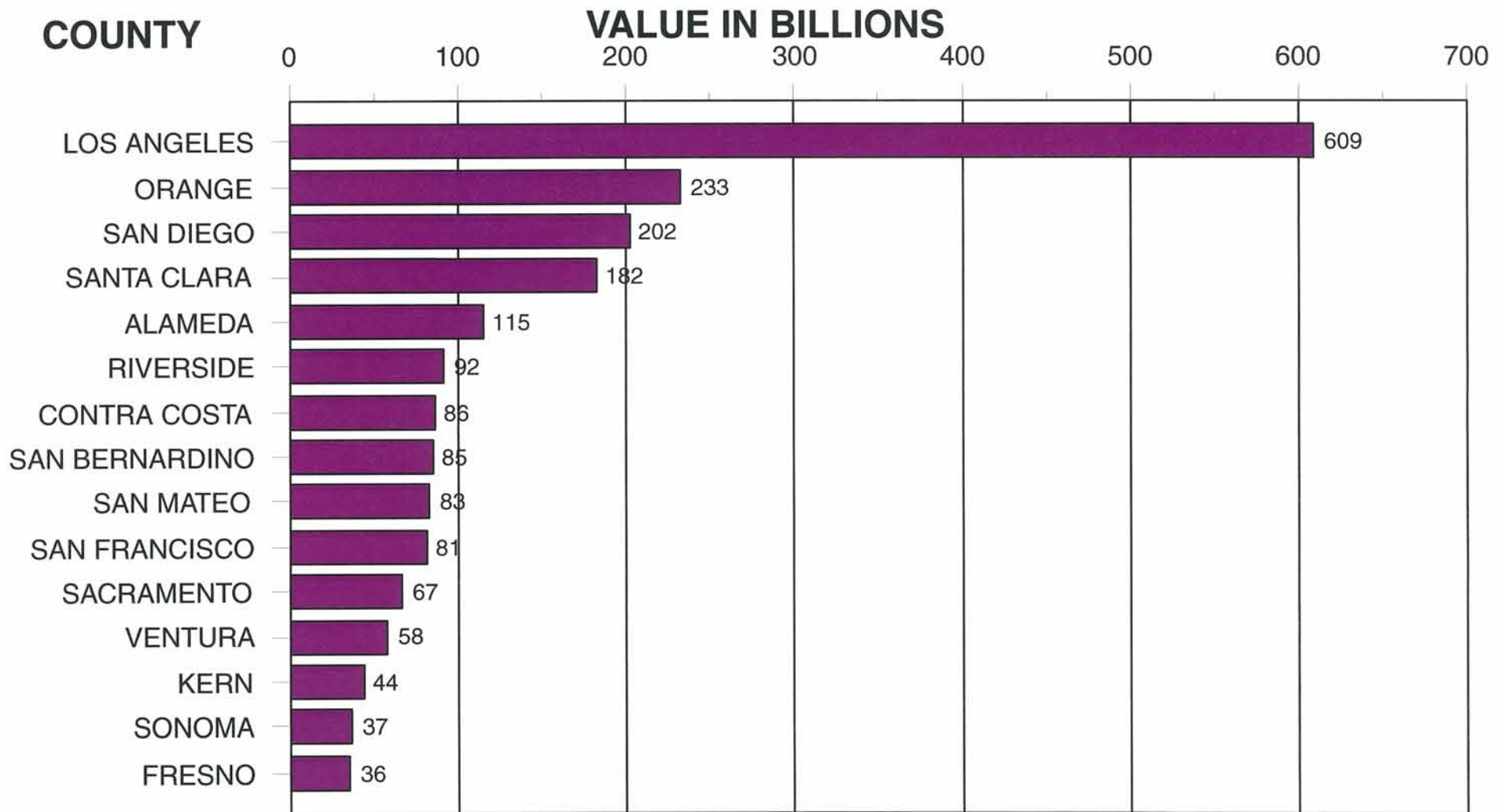
\*\*\*1998 THROUGH 2001 REPRESENTS THE NEW ASSESSMENT YEAR OF JANUARY THROUGH DECEMBER.



# TOP 15 COUNTIES

## ***GROSS TOTAL ASSESSED VALUATION***

### FISCAL YEAR 2000 - 01



DATA PROVIDED BY THE STATE BOARD OF EQUALIZATION.  
TOTALS INCLUDE PUBLIC UTILITY ASSESSMENTS.